

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
FEBRUARY 5, 2018
TOWN HALL ANNEX CONFERENCE ROOM**

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Present: Ken Edgar, Chairman; Don Saltzman, Vice Chairman; Jane Connolly, Sally Korsh, Britta Lerner, Harry Falber, Richard Wolf

Also Present: Tracy Kulikowski, Land Use Director; John Conte, Town Engineer; members of the public

Digitally recorded on 2/5/18

7:19 p.m. RECEIPT: REFERRAL FOR CGS SECTION 8-24 REPORT; PROPOSED COMMUNITY DOG PARK, MOORE PROPERTY, MAP 17, BLOCK 1, LOT 17, LORDS HIGHWAY EAST

John Conte, Town Engineer, representing the Town of Weston, presented the Board of Selectmen's request for a CGS Section 8-24 Report for the proposed dog park. Mr. Conte indicated the project description and design plans show an access for the proposed dog park from Lords Highway East. The members discussed the application of CGS Section 8-24. The Commission discussed having a Special Meeting on March 1st, 2018, 7:15 p.m. The format of the meeting was discussed and a submittal deadline of February 26th for correspondence was approved.

The Commission voted unanimously to hold a Special Meeting on March 1st, 2018, 7:15 p.m. in the Weston Library Community Room.

The Commission voted unanimously to receive the Referral for CGS Section 8-24 Report: Proposed Community Dog Park.

RECEIPT: REFERRAL FROM CODE ENFORCEMENT OFFICER; LETTER FROM EDWARD STRAUSS TO JAMES PJURA, DATED JANUARY 10, 2018; 27 AND 29 ROGUES RIDGE ROAD [LOTS 8A AND 9A, MAP 2778]

The Commission voted unanimously to move this agenda item before the Approval of Minutes.

DISCUSSION/DECISION: REQUEST FOR LOT DEVELOPMENT BOND RELEASE; 10 NORFIELD FARM LANE, LOT 3; BRUGGERMAN RESUBDIVISION [10 NORFIELD FARM REALTY TRUST, LLC]

The Commission reviewed and discussed the recommendation provided by John Conte, Town Engineer, for a bond release of the engineer's soil and erosion control bond estimate of 2014. Mr. Conte's letter recommends a release of \$3,014.15 citing that work associated with the lot development has been satisfactorily completed.

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Vice Chairman Saltzman made a motion that the Commission approve the Request for Lot Development Bond Release; 10 Norfield Farm Lane, Lot 3, Bruggerman Resubdivision [10 Norfield Farm Realty Trust, LLC]. Seconded by Jane Connolly. Vote in favor (7-0).

DISCUSSION/DECISION: APPLICATION FOR LOT DEVELOPMENT PLAN APPROVAL; 8 NORFIELD WOODS ROAD, LOT 2; 99 NORFIELD ROAD SUBDIVISION; NEW HOUSE AND RELATED SITE IMPROVEMENTS [MOUNTAINVIEW COURT, LLC] [18-01]

Jon Rogers, of Mountainview Court, LLC, came forward to present the application. The property is approximately 2.35 acres and the applicant proposes to construct a new single family home and perform related site work. The property is Lot 2 of an approved two-lot subdivision. The site plan was reviewed by Commission members. Discussion ensued between the Commission, Ms. Kulikowski, and Mr. Rogers.

Jane Connolly made a motion that the Commission approve the Application for Lot Development Plan Approval; 8 Norfield Woods Road, Lot 2; 99 Norfield Road Subdivision; New House and Related Site Improvements [Mountainview Court, LLC]. Seconded by Vice Chairman Saltzman. The Commission continued to review the site plan and ask questions of Mr. Rogers. Draft approval was reviewed and discussed by the members. Vote in favor (7-0).

PUBLIC HEARING CONT'D/DISCUSSION/DECISION: APPLICATION FOR MODIFICATION TO A SUBDIVISION APPROVAL; IRON SHIELD INVESTMENTS, LLC; HIDDEN SPRING DRIVE SUBDIVISION (APPROVED 11/3/14); HIDDEN SPRING DRIVE, MAP 3829A AND MAP 3829B [WALID CHERFANE] [17-15]

John Ribas, attorney with Goldman, Gruder & Woods, LLC, representing Walid Churfane of Iron Shield Investments, LLC, came before the Commission to continue the discussion. Maps and surveys of a proposed reconfiguration of the Subdivision were presented to the Commission. Mr. Ribas addressed concerns raised by the Commission at its January meeting. Tom Quinn of Peak Engineers, LLC, stated that the Weston Conservation Commission has approved, with conditions, the application for a Wetlands permit for Lot 2, 35 Hidden Spring Drive, and a modification to the Wetlands permit for Lot 1, 31 Hidden Spring Drive. Correspondence from the Westport/Weston Health District was discussed.

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Current litigation and a pending boundary agreement between the applicant and the Weston Gun Club were discussed between Mr. Ribas and the Commission.

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Ms. Kulikowski commented that a stamped and signed Mylar map would need to be filed recording the property line revisions. The boundary agreement notes reflecting the settlement of the litigation between Iron Shield Investments, LLC and the Weston Gun Club, would be added to the final version of the Mylar. The easement agreement between the two parties is a standard subdivision condition that will be reviewed by Town Attorney, prior to recording.

Attorney Rick Costantini of Halloran & Sage, LLP representing the Weston Gun Club, and Walid Cherfane of Iron Shield Investments, LLC, joined the discussion.

The members continued to discuss conditions for this proposed approval.

Hearing no further public comment, Sally Korsh made a motion that the Commission close the Public Hearing. Seconded by Jane Connolly. Vote in favor (7-0).

Sally Korsh made a motion that the Commission approve the Application for a Modification to a Subdivision Approval; Iron Shield Investments, LLC, Hidden Spring Drive Subdivision (approved 11/3/14), Hidden Spring Drive, Map 3829A & Map 3829B [Walid Cherfane], subject to standard conditions and the following special conditions: a stamped and signed Mylar map which depicts the property survey dated October 12, 2017 revised to February 1, 2018, presented to the Commission on this date and the boundary agreement notes added to the final version of the Mylar. Seconded by Jane Connolly. Chairman Edgar asked for any further discussion from the Commission. Ms. Kulikowski stated that the Lot Development Plan Approval for Lot 2 will come before the Commission for approval before the issuance of zoning or building permits. Vote in favor (7-0).

RECEIPT: REFERRAL FROM CODE ENFORCEMENT OFFICER; LETTER FROM EDWARD STRAUSS TO JAMES PJURA, DATED JANUARY 10, 2018; 27 AND 29 ROGUES RIDGE ROAD [LOTS 8A AND 9A, MAP 2778]

Ms. Kulikowski presented to the Commission a letter from Edward Strauss, dated January 10, 2018 and a second letter, dated February 5, 2018, along with applicable documentation. A brief history of the property was given to the members by Ms. Kulikowski.

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Sally Korsh made a motion that the Commission receive the Referral from Code Enforcement Officer; Letter from Edward Strauss to James Pjura, dated January 10, 2018; 27 and 29 Rogues Ridge Road [Lots 8A and 9A, Map 2778]. Seconded by Jane Connolly. Vote in favor (7-0).

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DISCUSSION: LAND USE FEE SCHEDULE [CHAPTER 70 OF THE WESTON TOWN CODE], 2011 P&Z ADJUSTMENT OF ZONING FEES PROPOSAL AND 2018 FEE COMPARISON FROM NEIGHBORING TOWNS [LAND USE DIRECTOR – TO BE DISCUSSED IN MORE DETAIL AT MARCH 5TH MEETING]

Ms. Kulikowski distributed to the members material pertaining to Land Use fees, to be discussed in detail at a future meeting.

APPROVAL OF MINUTES: JANUARY 8, 2018

Vice Chairman Saltzman made a motion that the Commission approve the minutes of January 8, 2018. Seconded by Jane Connolly. Vote in favor (7-0).

OTHER BUSINESS:

A Weston Residence, 94 Lyons Plain Road, and its current condition, was discussed by the Commission. Ms. Kulikowski stated she would request the Fire Marshal and/or Building Official inspect the property.

Ms. Kulikowski confirmed that the Request for Qualifications for the 2020 Town Plan of Conservation and Development has been sent out to prospective consultants and/or firms and planners' list servs.

Ruth Glazer, Weston resident, expressed her concerns about effective communication with Weston residents in light of the recent changes to The Weston Forum.

Vice Chairman Saltzman made a motion that the Commission adjourn the meeting. Seconded by Britta Lerner. Vote in favor (7-0).

9:00 p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant

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